

Zoning Code Information (Albuquerque Code, 10-2002)

ZONING CLASSIFICATION SU-2/IP
 GROSS BUILDING AREA 10,640 SF
 TOTAL ROOFED AREA 10,542 SF
 TOTAL LOT AREA 38,610 SF

IP ZONE REQUIREMENTS (14-16-2-19)
 HEIGHT
 ALLOWABLE 39 FEET (WITH 1:1 STEP BACK FROM PROPERTY LINES)
 PROPOSED 23'-3"

LOT COVERAGE
 ALLOWABLE 50 PERCENT
 PROPOSED 27.3 PERCENT

SETBACKS
 FRONT 10 FEET (MINIMUM) 58 FEET (PROPOSED)
 SIDE 6 FEET (MINIMUM) 6 FEET (PROPOSED)
 REAR 6 FEET (MINIMUM) 6 FEET (PROPOSED)

PARKING REQUIREMENTS (14-16-3-1)
 OFFICE 800 SF/200 = 4.0
 WAREHOUSE 9000SF/2000 = 4.5
 9 SPACES REQUIRED
 10 SPACED PROPOSED

Legal Description

LOTS 18, BLOCK 16, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, WITHIN SECTION 13, TOWNSHIP 11, RANGE 3 EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONE ATLAS MAP C-18-Z

UPC Numbers

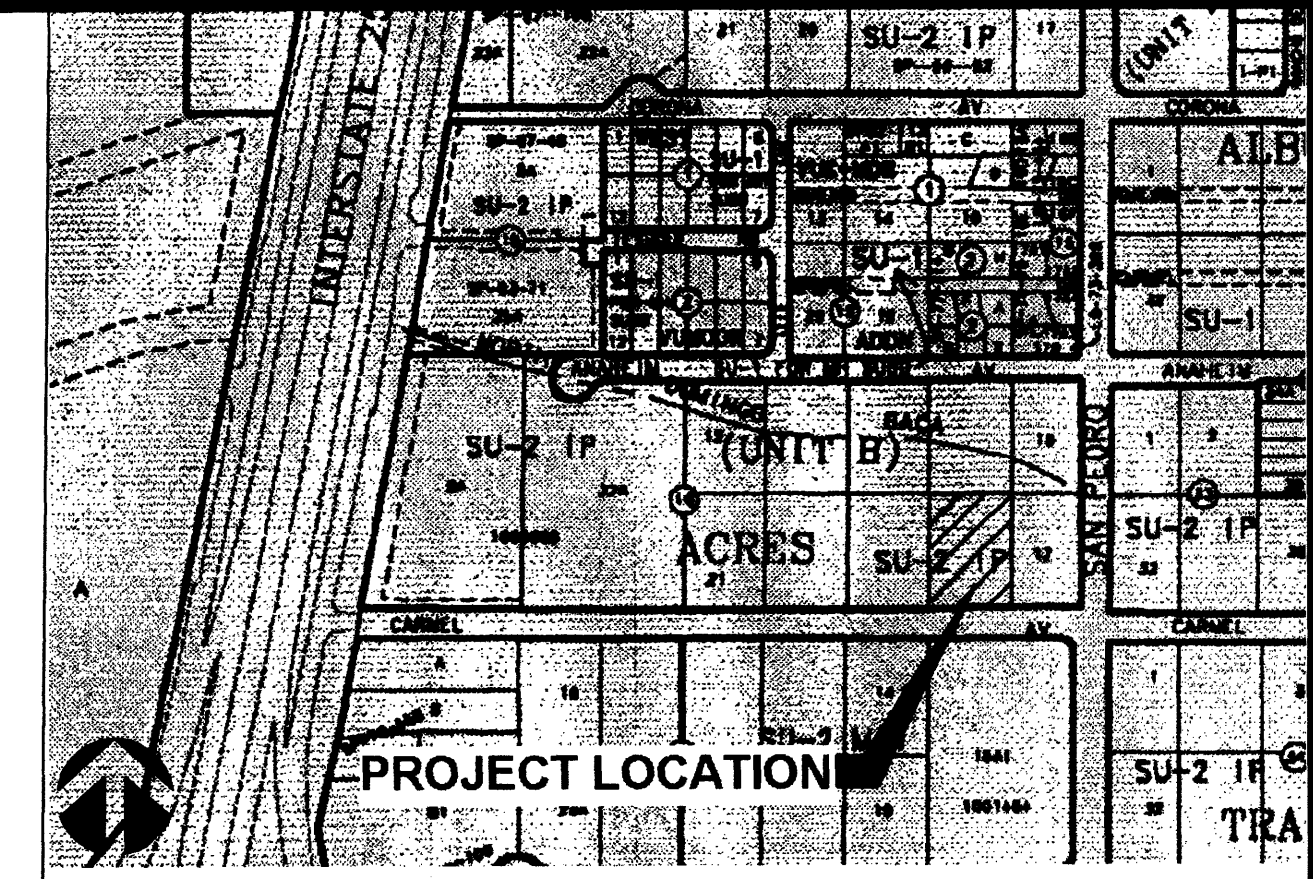
1-018-064-238-122-306-09

Landscape

REFERENCE ATTACHED SHEET L-101 FOR LANDSCAPING LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE PUBLIC RIGHT OF WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 18.

Notes

- A. SEE ATTACHED ARCH SHEET FOR BUILDING ELEVATIONS
- B. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED IP-SU1 THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF THE LANDSCAPING AND IRRIGATION, INCLUDING THAT LOCATED WITHIN THE ABUTTING PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE ADJACENT PRIVATE PROPERTY OWNER.
- C. SITE LIGHTING WILL CONSIST OF BUILDING MOUNTED HPS FIXTURES AND WALKWAY AREA LIGHTS. ALL EXTERIOR LIGHTING SHALL NOT SHINE PAST PROPERTY LINES.
- D. ALL SIGNAGE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SIGN CODE. THE PROJECT SHALL HAVE ILLUMINATED PROJECT IDENTIFICATION SIGNAGE AT THE MAIN ENTRANCE. MAXIMUM MONUMENT SIGNAGE AREA SHALL BE 100 SQ FT EACH FACE. SIGNAGE SHALL ADHERE TO O-1 (OFFICE) ZONE REQUIREMENTS (SECTION 14-16-2-15(A)(16)) AND SHALL BE INTERNALLY ILLUMINATED WITH INDIVIDUAL LETTERING. THE AMOUNT OF MONUMENT SIGNS SHALL ALSO MEET THE REQUIREMENTS OF THE SU-2/IP ZONE.
- E. ALL SIDEWALKS ON SITE SHALL BE MONOLITHIC TURN-DOWN UNLESS OTHERWISE SHOWN. ALL THE SIDEWALKS ARE TO BE CONSTRUCTED WITH EACH BUILDING.



Vicinity Map N.T.S. C-18

CASE NUMBER: DRB _____

SITE DEVELOPMENT PLAN FOR LOT 18 OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO

TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____

DESIGN AND DEVELOPMENT, CIP _____ DATE _____

PUBLIC WORKS, WATER UTILITIES DIVISION _____ DATE _____

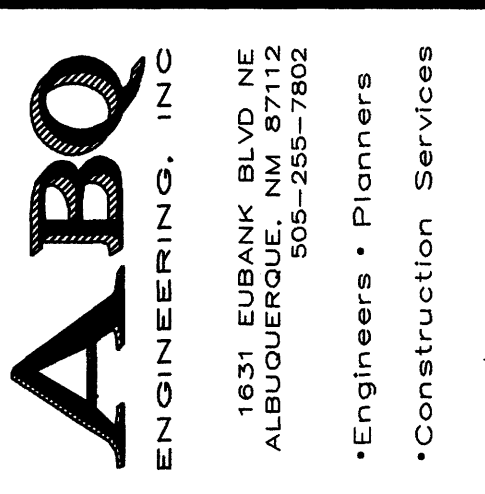
CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

CITY PLANNER, ALBUQUERQUE/PERMIT TO CONSTRUCTION PLANNING DIVISION _____ DATE _____

SOLID WASTE APPROVAL _____ DATE _____

THIS IS A SITE DEVELOPMENT PLAN FOR THE I-25 SECTOR DEVELOPMENT PLAN



ENGINEERING STAMP

GALLIOLI OFFICE BUILDING ALBUQUERQUE, NEW MEXICO

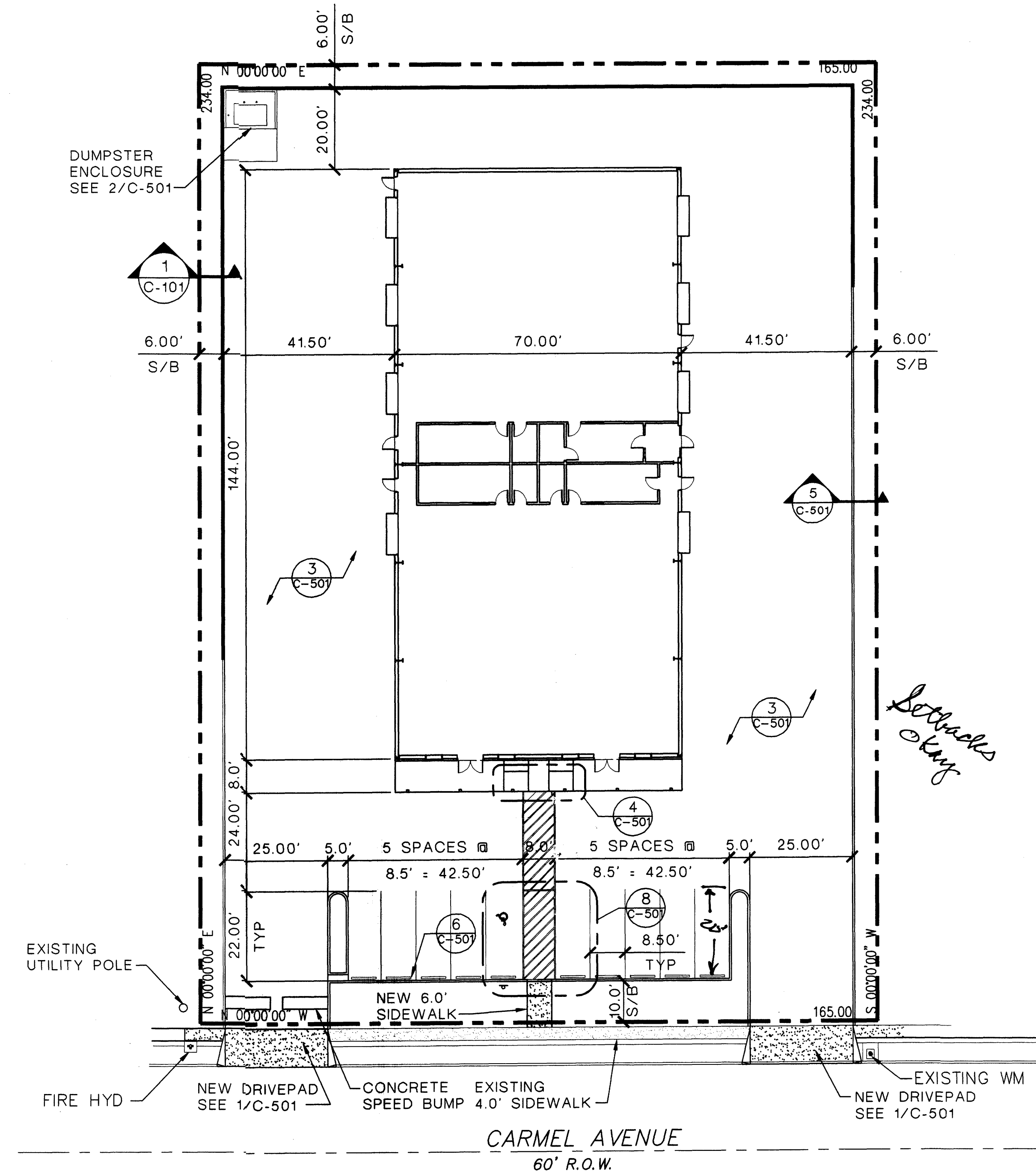
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 22111 DATE: MARCH 7, 2003
 DESIGNED BY: F. PHILLIPS
 DRAWN BY: F. PHILLIPS
 CHECKED BY: S. KNEE
 CAD FILE NAME: 111SITE.DWG

SHEET TITLE
SITE PLAN

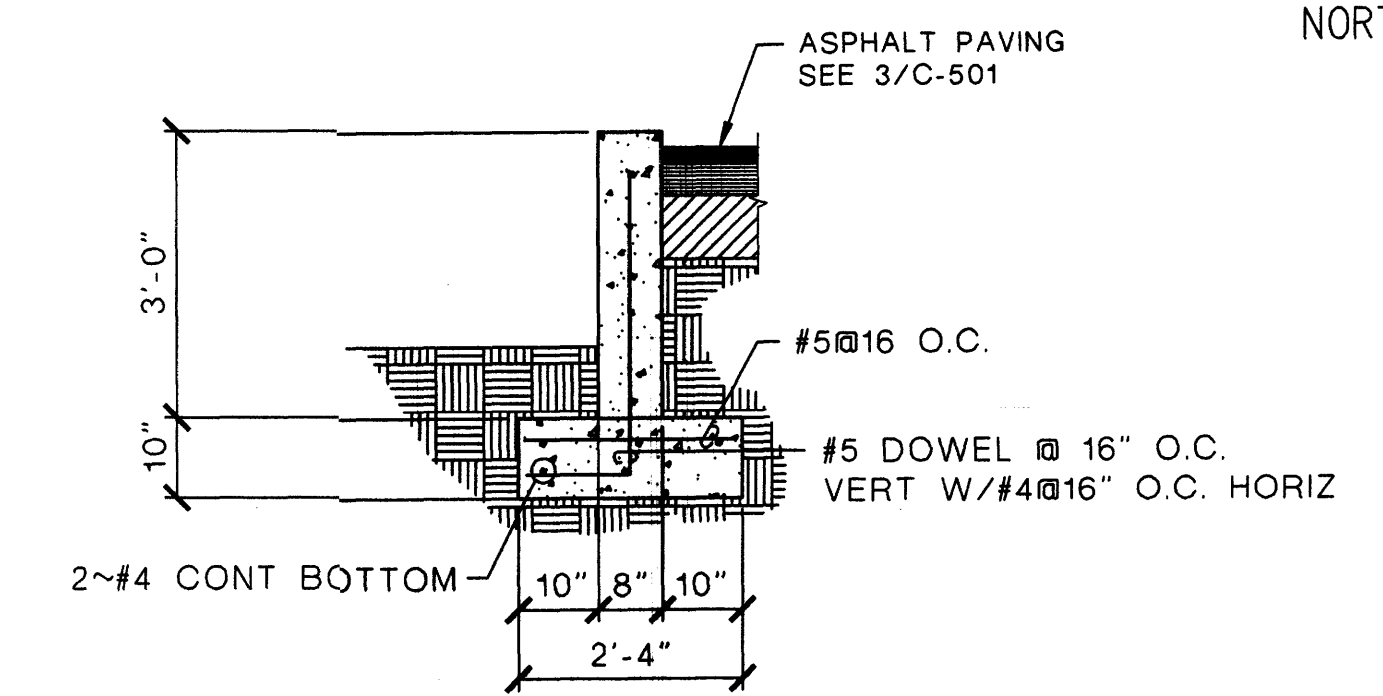
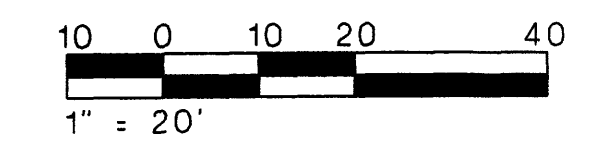
C-101

SHEET of



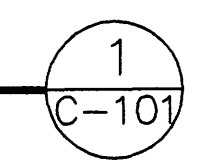
SITE PLAN

SCALE: 1" = 20'



RETAINING WALL SECTION

SCALE: 1/2" = 1'-0"





OFF-SITE DRAINAGE BASIN C-18

LEGAL DESCRIPTION

Lot numbered Eighteen (18), Block numbered Sixteen (16) of Tract A, UNIT B, NORTH ALBUQUERQUE ACRES, Albuquerque, Bernalillo County, New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

UPC NUMBER

1-018-064-238-122-306-09

DRAINAGE CALCULATIONS

Hydrology Calculations				
DPM - Section 22.2				
Volume 2, January 1993				
Precipitation Zone	3			
100 Year Storm Depth, P (360)	2.6			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.66	0.92	1.29	2.36
Peak Discharge Factors	1.87	2.60	3.45	5.02
Land Treatment Area	Acres	Existing	Proposed	
Type "D" (Roof)		0	0.77	
Type "C" (Unpaved Roadway)		0	0.00	
Type "B" (Irrigated Lawns)		0	0.12	
Type "A" (Undeveloped)		0.89	0.00	
Total (Acres)		0.89	0.89	
Excess Precipitation(in)		0.66	2.17	
Volume (100), cf		2132.26	6997.19	
Volume (10),cf		1428.62	4688.12	
Q (100), cfs		1.66	4.18**	
Q (10), cfs		1.12	2.80	

** PER SAD 221, ALLOWED RELEASE IS 2.6cfs SEE DRAINAGE REPORT FOR DETAILS.

OFF-SITE BASIN CALCULATIONS

AREA = 0.27 AC; LAND TREATMENT = A
 $Q_{100} = (1.87)(0.27) = 0.5$ cfs

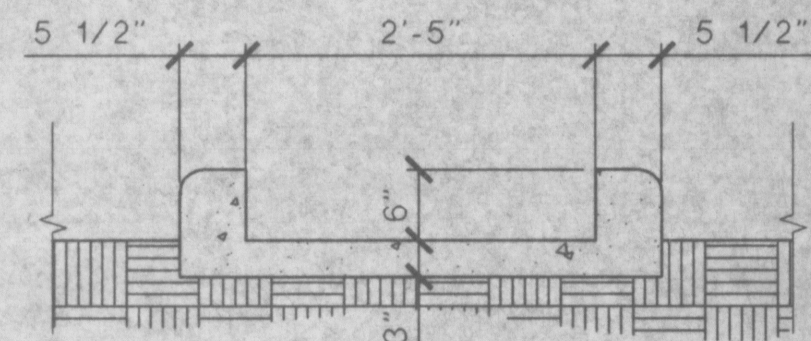
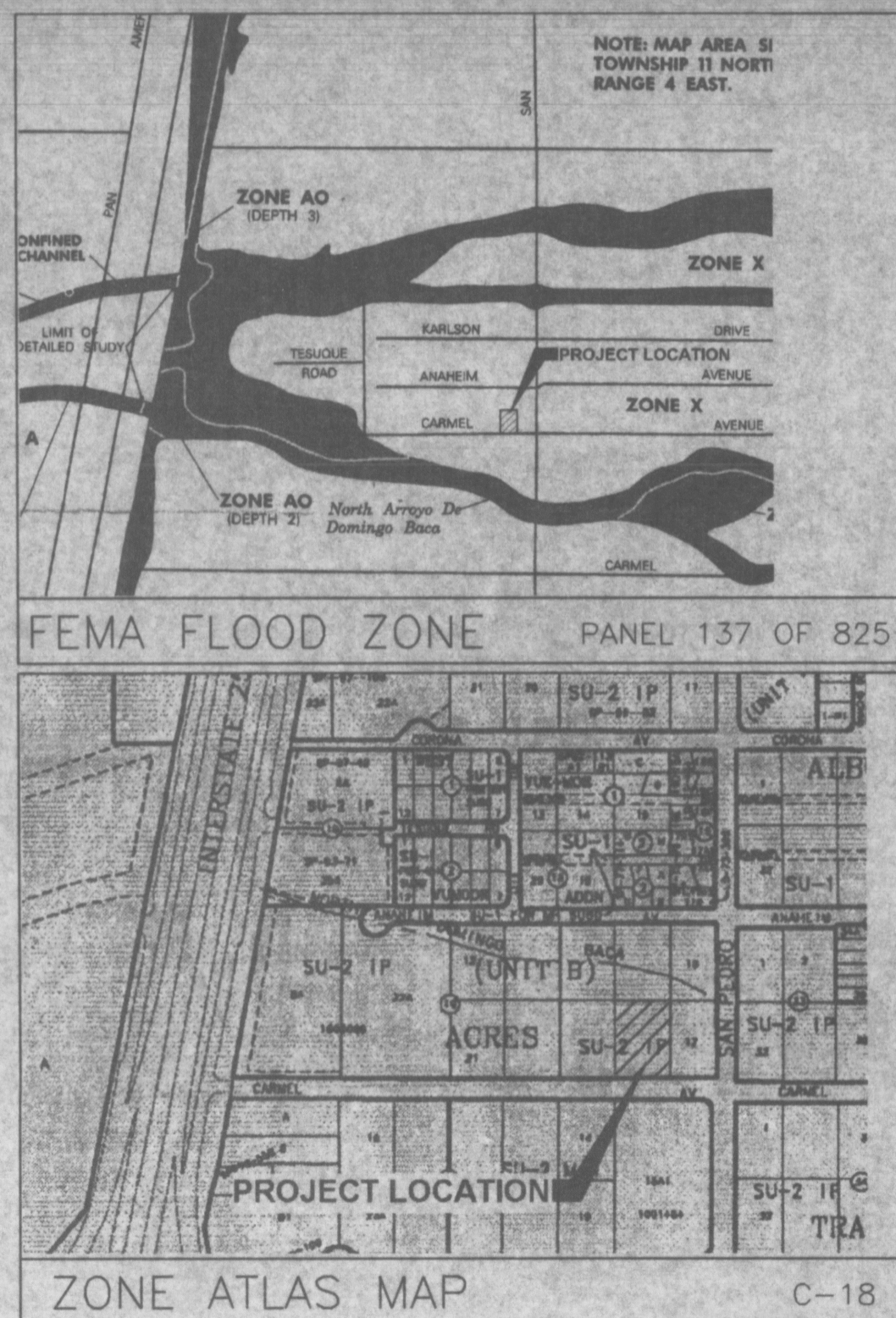
WIER CALCULATIONS

$$L = \frac{Q}{CH^{3/2}}$$

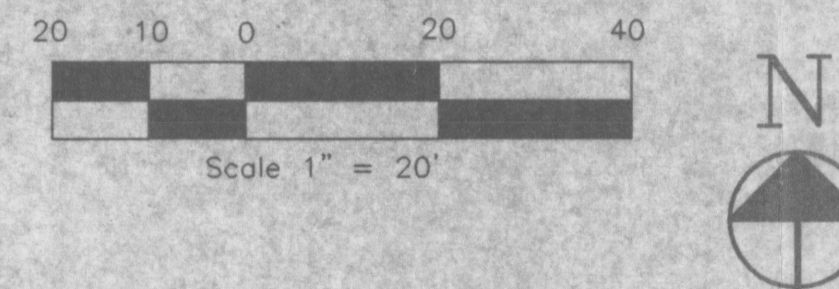
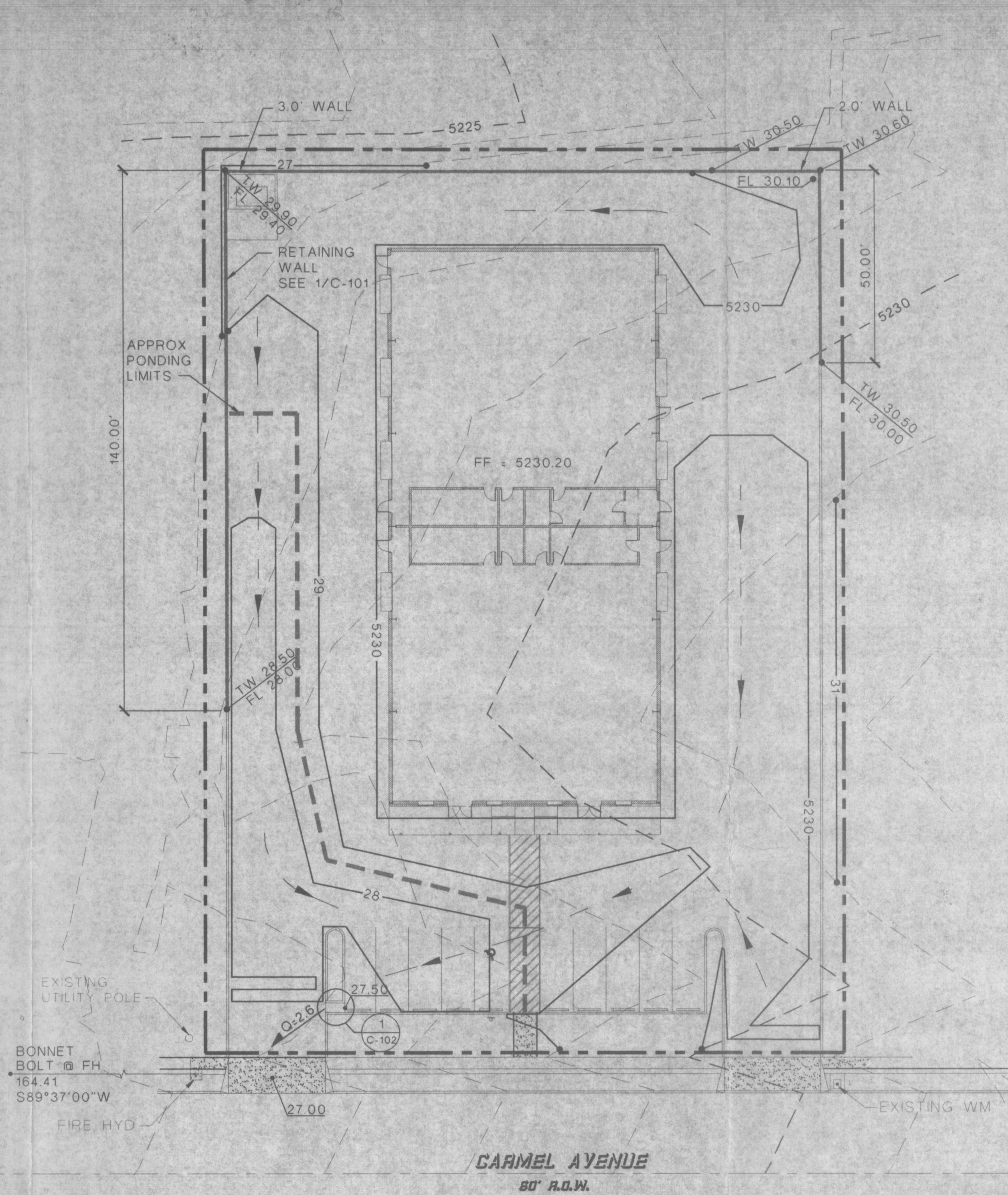
Q = 2.6cfs (max)
 C = 3.0
 H = 0.5 ft

$$L = \frac{2.6}{(3.0)(.5)^{3/2}} = 2.45$$

L = 2.45 ft



CONCRETE WIER
 SCALE: 3/4" = 1'-0"
 1
 C-102



BENCHMARK

ACS BENCHMARK: 9C-18
 ELEV 5229.79

PROJECT BENCHMARK- SOUTH BONNET BOLT ON THE FIRE HYDRANT NEAR THE LOT 20-21 PROPERTY LINE ON CARMEL
 ELEVATION: 5228.52

ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.

MARTIN J. GARCIA, N.M.P.E. 11767

LEGEND

- EXISTING TOPOGRAPHY
- 27 --- PROPOSED GRADES
- FF = XXXX.XX FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED SWALE
- XX.XX PROPOSED ELEVATION



GALLIPOLI
 OFFICE BUILDING
 ALBUQUERQUE, NEW MEXICO

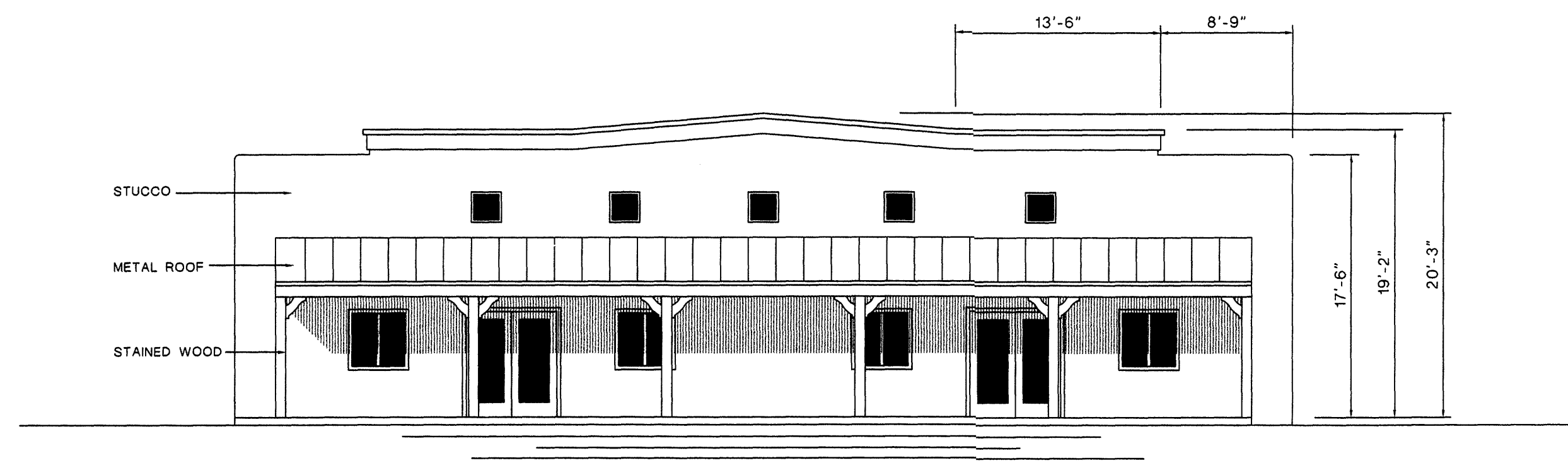
REV NO	REV DATE	DESCRIPTION

PROJECT NUMBER: 22111 DATE: MARCH 7, 2003
 DESIGNED BY: M. GARCIA
 DRAWN BY: F. PHILLIPS
 CHECKED BY: S. KNEE
 CAD FILE NAME: T11HYD.DWG

SHEET TITLE
GRADING PLAN
C-102

ENGINEERING STAMP

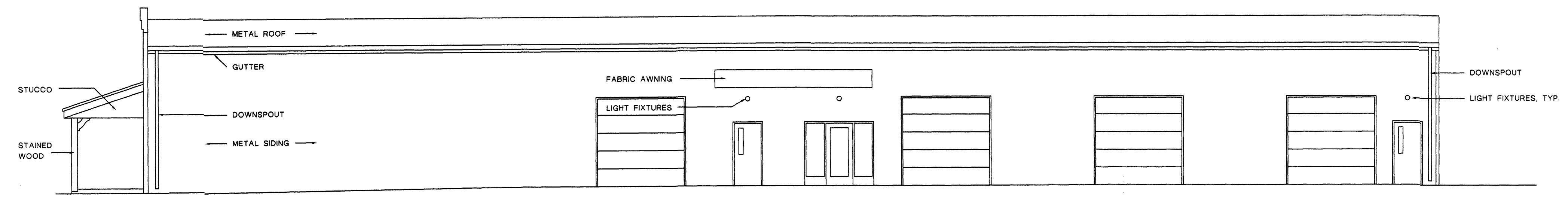
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ALBUQUERQUE, NEW MEXICO



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

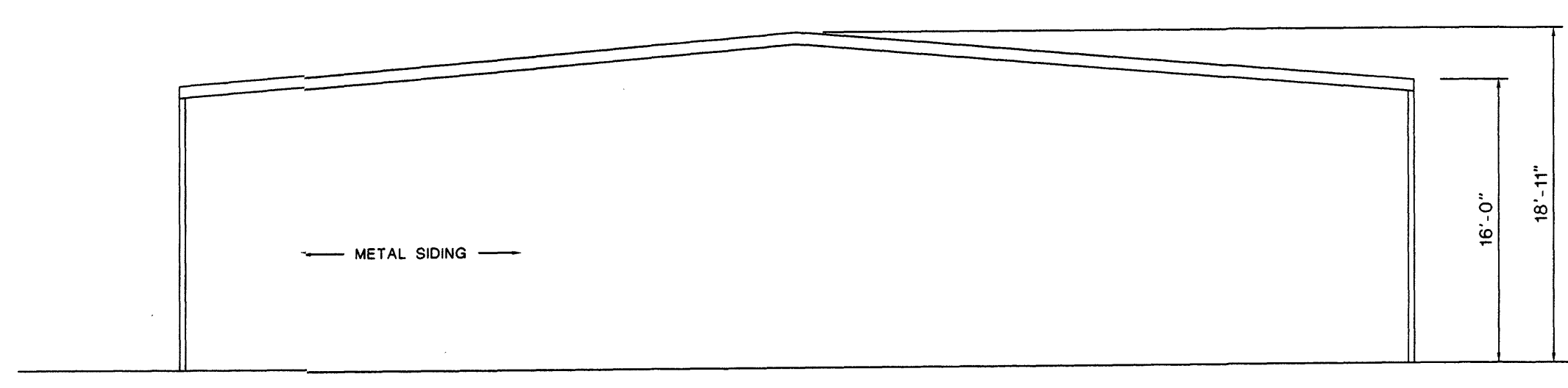
1
A-201



EAST ELEVATION

SCALE: 1/8" = 1'-0"

2
A-201



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

3
A-201

REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 22111 DATE: MARCH 7, 2003
DESIGNED BY: GA
DRAWN BY: GA
CHECKED BY: SK
CAD FILE NAME: GALLIPOLI.DWG

SHEET TITLE
**BUILDING
ELEVATIONS**

A-201
SHEET of

ENGINEERING STAMP

GALLIPOLI
OFFICE BUILDING
ALBUQUERQUE, NEW MEXICO

REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 22111
DATE: MARCH 7, 2003
DESIGNED BY: GA
DRAWN BY: GA
CHECKED BY: SK
CAD FILE NAME: GALLIPOLDWG

SHEET TITLE
FLOOR PLAN

A-101

SHEET of

DOOR SCHEDULE					
NO.	DOOR SIZE	TYPE	HDW	LABEL	REMARKS
101	PR. 3'-0" x 7'-0" x 1-3/4"	A	1		
102	PR. 3'-0" x 7'-0" x 1-3/4"	A	1		
103	3'-0" x 7'-0" x 1-3/4"	C	2		
104	3'-0" x 7'-0" x 1-3/4"	C	2		
105	3'-0" x 7'-0" x 1-3/4"	A	2		
106	3'-0" x 7'-0" x 1-3/4"	B	2		
107	3'-0" x 7'-0" x 1-3/4"	B	2		
108	3'-0" x 7'-0" x 1-3/4"	B	2		
109	3'-0" x 7'-0" x 1-3/4"	D	3		
110	3'-0" x 7'-0" x 1-3/4"	D	4		
111	3'-0" x 7'-0" x 1-3/4"	D	4		
112	3'-0" x 7'-0" x 1-3/4"	D	3		
113	3'-0" x 7'-0" x 1-3/4"	D	3		
114	3'-0" x 7'-0" x 1-3/4"	D	4		
115	3'-0" x 7'-0" x 1-3/4"	D	3		
116	3'-0" x 7'-0" x 1-3/4"	D	4		
117	3'-0" x 7'-0" x 1-3/4"	D	3		
118	3'-0" x 7'-0" x 1-3/4"	C	3		

WINDOW SCHEDULE	
MARK	MANUFACTURER #
A	4' x 4' SLIDER - BRONZE ANODIZED ALUMINUM. LOW-E GLASS
B	30" x 30" FIXED, BRONZE ANOD. ALUM. LOW-E GLASS. CLERESTORY WINDOWS.

Building Code Information (1997 UBC)

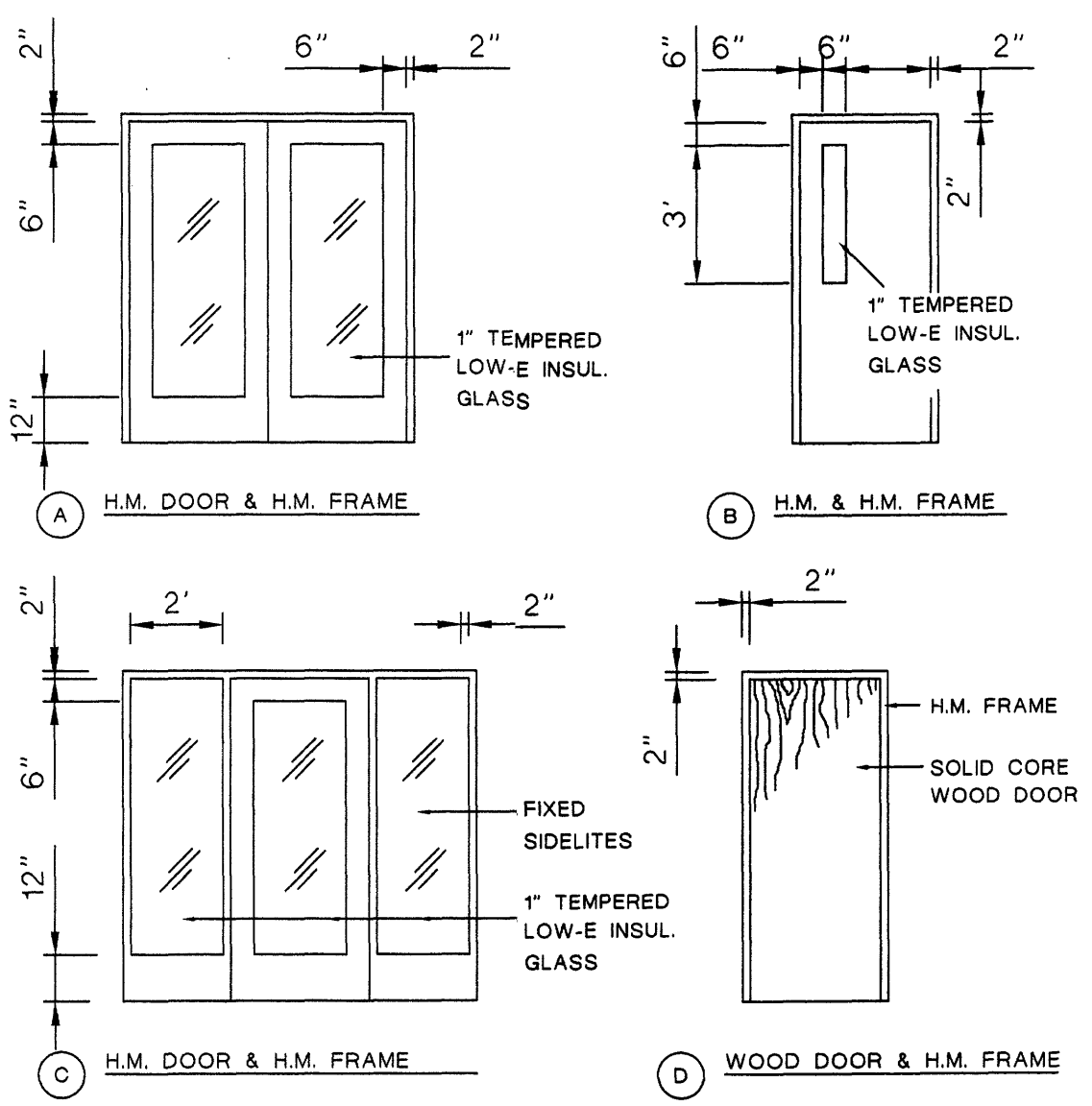
BUILDING AREA: - 10,080 S. F.,
OCCUPANCY GROUP: S-1, STORAGE

ALLOWABLE CONSTRUCTION TYPE: V-N
PER UBC TABLE 5-B

OCCUPANCY (UBC TABLE 10-A):
OFFICES: 800 SF / 100 = 8
WAREHOUSE: 9000 SF / 500 = 18
26

PLUMBING FIXTURE PROVIDED
(PER UBC APPENDIX 29)

NUMBER OF OCCUPANTS FOR
FIXTURE REQUIREMENTS = 2
MALE: 1 W.C. AND 1 SINK
FEMALE: 1 W.C. AND 1 SINK

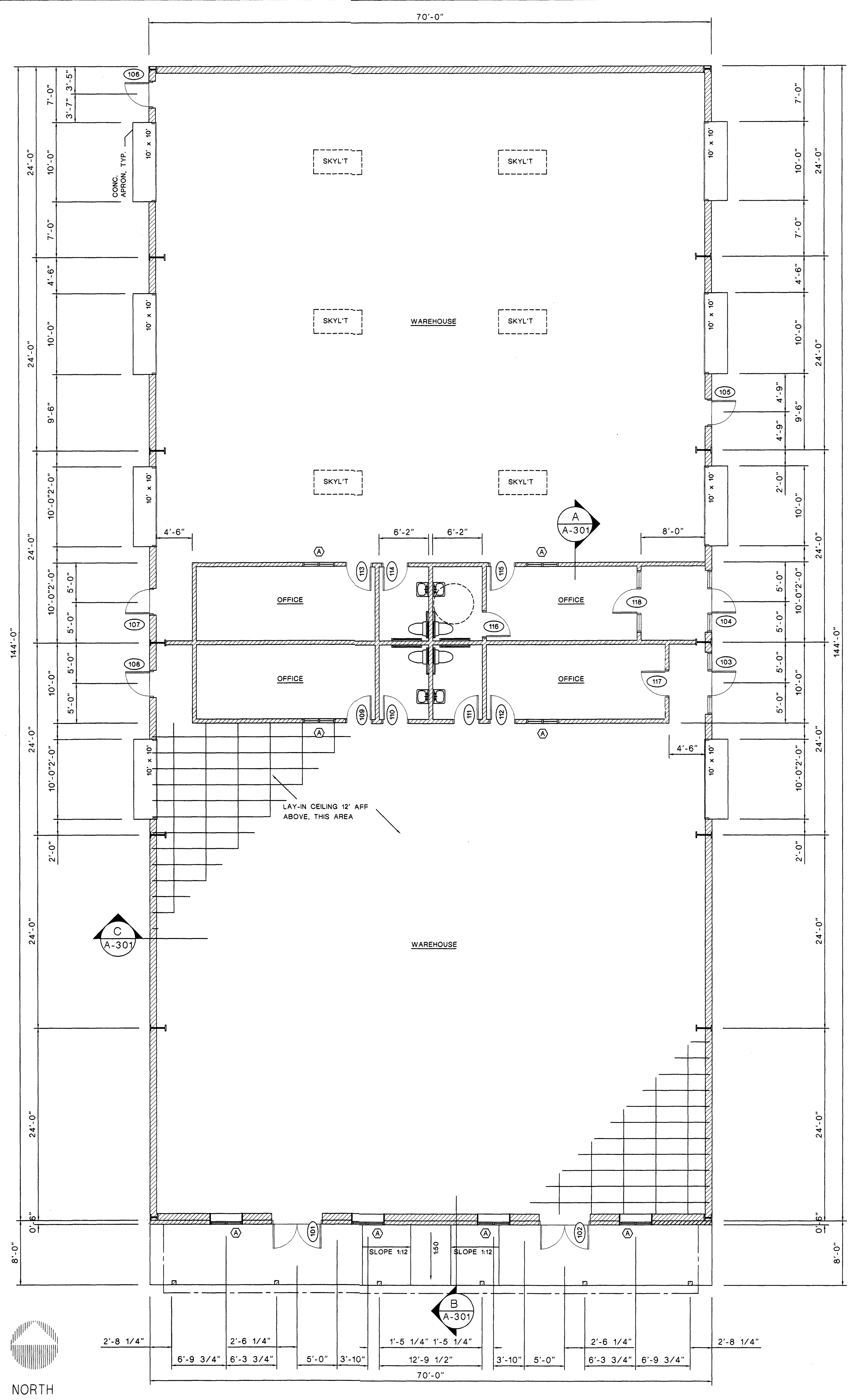


DOOR TYPES

Door Hardware Schedule

- HARDWARE SET #1:**
PAIRS OF DOORS 101 AND 102 EACH TO HAVE:
- 6 EA. HINGES, 4.5" X 4.5" BB, NRP.
 - 2 EA. EXIT DEVICES, VERTICAL ROD, CLASSROOM LEVER.
 - 1 PR. CLOSERS, PARALLEL ARM.
 - 1 SET HEAD + JAMB WEATHERSTRIP
 - 1 SET ASTRAGAL WEATHERSTRIP
 - 1 EA. THRESHOLD, 5" x 1/2"
 - 2 EA. BOTTOM SWEEPS
- HARDWARE SET #2:**
SINGLE DOORS 103 THROUGH 108 EACH TO HAVE:
- 3 EA. HINGES, 4.5" X 4.5" BB, NRP.
 - 1 EA. EXIT DEVICES, MORTISE, CLASSROOM LEVER.
 - 1 EA. CLOSERS, PARALLEL ARM.
 - 1 SET HEAD + JAMB WEATHERSTRIP
 - 1 EA. THRESHOLD, 5" x 1/2"
- HARDWARE SET #3:**
SINGLE DOORS 109, 112, 113, 115, 117, 118 EACH TO HAVE:
- 3 EA. HINGES, 4.5" X 4.5" BB, NRP.
 - 1 EA. MORTISE LOCK, CLASSROOM LEVER.
- HARDWARE SET #4:**
SINGLE DOORS 110, 112, 113, 117, 118 EACH TO HAVE:
- 3 EA. HINGES, 4.5" X 4.5" BB, NRP.
 - 1 EA. CYLINDER LOCK - PRIVACY LEVER.

NOTES:
ALL HARDWARE SHALL BE ADA COMPLIANT.
ALL PRODUCTS SHALL BE FINISHED US26D



FLOOR PLAN

SCALE: 1/8" = 1'-0"



General Notes

A. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE OFFICE.

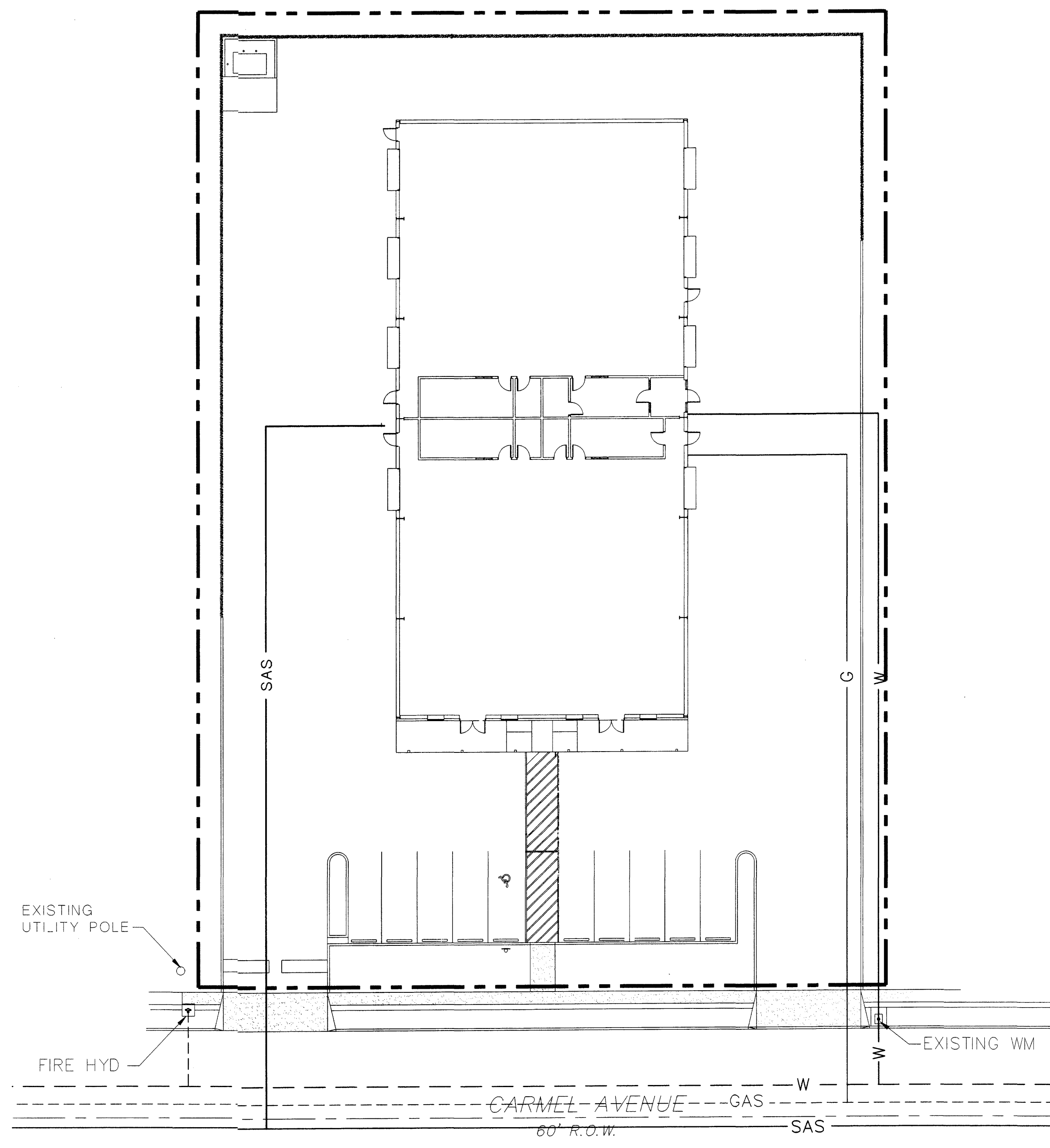
Legend

- SAS — EXISTING SANITARY SEWER
- - - W - - - EXISTING WATER LINE
- - - G - - - EXISTING GAS LINE
- SAS — NEW SANITARY SEWER LINE
- W — NEW WATER LINE
- G — NEW GAS LINE
- ↔ DOUBLE CLEANOUT

ABQ
ENGINEERING, INC.
1631 EUBANK BLVD. NE
ALBUQUERQUE, NM 87112
505-255-7602
•Engineers • Planners
•Construction Services

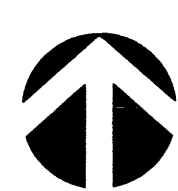
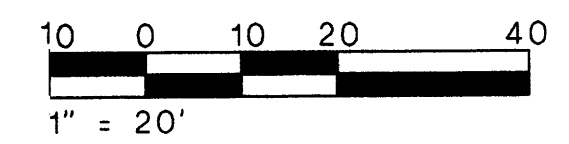
ENGINEERING STAMP

GALLIOLI
OFFICE BUILDING
ALBUQUERQUE, NEW MEXICO



SITE UTILITY PLAN

SCALE: 1" = 20'



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PROJECT NUMBER:	22111	DATE:	MARCH 7, 2003
DESIGNED BY:	F. PHILLIPS		
DRAWN BY:	F. PHILLIPS		
CHECKED BY:	S. KNEE		
CAD FILE NAME:	111UTIL.DWG		

SHEET TITLE

SITE UTILITY PLAN

C-103

SHEET of

PLANNING